

MSHDA Buyer Closing Costs and Other Fees

DESCRIPTION OF COST	MAX. AMT.	EFFECTIVE DATE	EXPLANATION
Application Fee	Not Allowed		N/A
AUS Fee (Automated Underwriting)	Actual		AUS system that is not the lender's own system, lender can collect one AUS fee
Processing, Transaction Fee, Etc.	Not Allowed		Fees charged by a lender & categorized as "junk" fee
Buyer-Broker Fees (Real Estate)	Actual Cost		Real estate broker must be exclusive agent of the mortgagor. Prohibited, if there is any financial interest between the broker and the mortgagee.
Closing Fee	Actual Cost		Allowable providing loan is closed by a 3rd party
Commission	Not Allowed		Real estate commission
Commitment Fee to Non-Profit	Actual Cost		Any commitment fee, application fee, or processing fee charged by a non-profit agency or the instrumentality of government is allowed to be charged to the borrower
Courier Fees	Allowed		Allowed if paid to a 3rd party
Credit Report Fees	Actual Cost		Costs exceeding \$75.00 should be explained and justified.
Documentation Preparation	Customary Charge		Only permitted if documents are prepared by a 3rd party. Lender may not charge.
Document Stamp on Deed	Actual Cost		May be charged to either buyer or seller
Express Mail/Special Delivery	See Courier Fees		
Finders Fees & Kickback Payments	Not Allowed		
Flood Plain Determination Insurance	Actual Cost		Reasonable & customary fee for the initial determination of flood zone
Flood Certification	Actual Cost		Fee for determining the continuing determination flood zone status for the life of the mortgage may be charged to the buyer.
Home Inspection Fee	Actual Cost	Reservations effec. 12-1-2007	The lower of \$400 or the actual cost may be included as closing costs in calculation of the mortgage amount
Late Charge - Mortgage Payment	Actual Cost	1-17-2005 (Conv. & RD)	Conventional & RD loans - 5% Late Charge Fee after 15th of the month (effec. 1-17-05). FHA & VA - 4% Late Charge Fee after 15th of the month
Lock-in Fee (Commitment Fee)	Allowed	Reservations effec. 12-1-2007	Maximum \$300. Any lock-in or commitment agreement for which a fee is charged must be in writing & must guarantee the rate. A copy of the rate lock agreement is required.
Notary Fee	Actual Cost		Providing services are performed by a 3rd party
Origination Fee	Allowed		Up to 1% of first mortgage amount, excluding UFMIP for FHA Loans
Pest Inspection	Actual Cost		
Photo Fee	Not Allowed		
Processing Fee - Lender	Not Allowed		
Processing Fee - Real Estate	Allowed		Allowed when charged by the real estate company
Recording Fee - Assignment	Allowed/Conv., RD & FHA		Not allowed for VA.
Servicing Fee	Not Allowed		
Tax Certificate	Not Allowed		
Tax Service Fee (Real Estate)	Not Allowed		
Transfer Tax	Actual Charge		
Underwriting Fee	Allowed/Conv, RD & FHA		A maximum of \$200 is permitted for Conventional, Rural Development & FHA Loans
Verifications	Actual Cost		Only if charged by a 3rd party - a maximum of \$30
Well & Septic	Actual Cost		
Wire Fee	Not Allowed		